



South Bank, Tallington Lakes, Barholm Road, Tallington

Price: £65,000

- Two Bedroom Pemberton Rivington Lodge
- 20 year lease - First siting from new 25 June 2019
- Main Bedroom with large double walk-in wardrobe
- Open Plan Lounge/Kitchen/Dining Area
- Furniture Included
- Gravel Driveway
- Rear Non Overlooked

EPC Rating: Exempt



Accommodation Includes

Pvcu door leading to:

Open plan Lounge/Dining/Kitchen Area

6.50m x 3.89m (21'4" max x 12'9"max).

Lounge Area

Pvcu double glazed windows to both sides, feature wall mounted log effect electric fire, radiator, fitted carpet, tv point, fitted storage cupboards, display shelves, wall mounted air conditioning unit, sloping ceiling, pvcu double glazed sliding doors giving access onto the wooden decking and patio seating area.

Kitchen/Dining Area

Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, matching breakfast bar, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and dishwasher, built-in microwave, built cooker with extractor over, pvcu double glazed windows to both sides, sloping ceiling with recessed ceiling spotlight, door to:

Inner Hallway

Radiator, sloping ceiling.

Bedroom 1

Irregular shaped room 3.38m x 2.82m (11'1" max x 9'3"max) excluding door recess. Pvcu double glazed window to side, single radiator, fitted carpet, tv point, sloping ceiling with recessed ceiling spotlight, fitted display shelves, bedside cabinets, desk and drawers, double mirrored doors to:

Large Double Walk in wardrobe

1.45m x 1.02m (4'9" x 3'4"). With hanging rails and fitted shelving,lighting.

En-Suite Bathroom

Fitted with three piece white suite comprising panelled bath with hand shower attachment and glass screen, pedestal wash hand basin, low-level wc, extractor fan, pvcu double glazed window to side, radiator, fitted cupboard, shelving and mirror, sloping ceiling.

Bedroom 2

2.49m x 1.93m (8'2"max x 6'4"max) including wardrobe. Pvcu double glazed window to side, fitted head board, storage cupboards, shelving, wardrobe with drawers under, fitted carpet, tv point, sloping ceiling.

Shower Room

Fitted with three piece suite comprising shower cubicle, pedestal wash hand basin, low-level wc, pvcu double glazed window to side, fitted storage cupboards and shelving, sloping ceiling with recessed ceiling spotlight.

Outside

Open plan plot, rear non overlooked, gravelled driveway, garden area laid mainly to lawn, outside tap, metal storage shed,(9'3"x 7'2"), power connected, wooden steps up to the raised wooden decking, outside lights, patio seating area.

Agents Note

The Mobile Homes Act 2013 places a number of obligations on both sellers and buyers to follow a set procedure when completing the process and we recommend using a solicitor. Sites often have requirements specific to the purchase of a property and to "the site" in general, including paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: MRD203106 - 0006